



Burton-In-Kendal

£375,000

15 Church Bank Gardens , Burton-In-Kendal, Carnforth, LA6 1NT

This attractive newly-built three bedroom, detached family home is definitely not one to miss! Located on a peaceful development on the fringe of Burton in Kendal village, this home has plenty on offer.

Enjoying three double bedrooms, two of which en suite and an open plan kitchen/living/dining area, this home offers a great opportunity for growing families or those looking to upsize to turn this into their forever home. Completing the picture is the lawn garden to the rear, enclosed for privacy and laid lawn to the front with driveway and integrated garage for additional storage and parking.

Quick Overview

Attractive Family Home

Three Bedrooms & Three Bathrooms

Open Plan Kitchen/Living/Dining Area

Newly Built & Modern Throughout

Gardens to the Front & Rear

Integrated Garage

Off Road Parking

Located in a Peaceful Village Location

Close to Local Amenities & Transport Links

No Onward Chain



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B



Broadband
Available



Off Road
Parking

Property Reference: KL3465



Open Plan Living/Dining Area



Open Plan Living/Dining Area



Kitchen Area



Rear Garden

Property Overview

Welcome to 15 Church Bank Gardens, situated in a prominent position within the Church Bank Gardens development on the edge of the popular village of Burton In Kendal. Offering driveway for off road parking and an integrated garage, as well as laid lawn to the front and rear, this home has plenty on offer.

Step through the front door into the light and bright entrance hall, with space for hanging coats and storing shoes with a door to the left providing access into the garage; ideal for storage and additional parking. Turn right into bedroom two, a spacious double enjoying front aspect views and built in wardrobe space. An en suite comprises a double shower with waterfall shower head over, pedestal sink, W.C. and complementary tiles.

Follow the stairs to the first floor landing where you will find the open plan kitchen/living/dining area, a further two bedrooms and Jack and Jill shower room. The living space is light and bright with a cosy fire for those cooler evenings and views to the front aspect stretching beyond. With space for a dining table, this room really is the hub of the home, providing a great social space for all the family to enjoy. A great addition is the a separate study/storage room which provides ideal potential for a home office with a window to the front aspect.

The kitchen itself is well fitted with wood effect floor, a range of wall and base units, complementary worktops and upstand, one and a half ceramic sink with drainer and a handy cupboard making a perfect utility, housing the Vaillant boiler with shelving and space for an undercounter washing machine and drier. Integrated appliances include a Lamona oven with four ring hob and extractor over. This space is light and bright with rear door leading into the large rear garden with paved patio and mostly laid to lawn it makes the perfect place for entertaining family and friends throughout the summer where children and pets can play.

Back onto the landing you will find bedroom one, a generous double with front aspect views and a three piece en suite comprising a bath with handheld shower attachment, pedestal sink, W.C. and part tiled walls and floor. Bedroom three is also a double room with rear view window over looking the garden. This room adjoins the Jack and Jill shower room, with W.C., pedestal sink, walk in shower and handheld attachment, completed with complementary tiled walls and floor.

Outside

To the front is a laid lawn area for seating and a paved driveway. A path around the side leads to the rear garden; a spacious lawn with paved patio area for outdoor seating and

enclosed for privacy.

Location

Burton in Kendal is a charming and sought-after village located in the south of Cumbria, surrounded by rolling countryside and stunning views of the surrounding hills.

The village has a rich history and a strong sense of community, making it an ideal place to live for families, professionals and retirees alike.

For families there is a primary school, Burton Morewood CofE Primary School rated "Good" by Ofsted. For secondary education, Burton is within the catchment area for the nearby Queen Elizabeth School in Kirkby Lonsdale, a highly regarded and well-respected establishment. The village is ideal for transportation links with close access to the M6 motorway and only a short drive from the market towns of Kirkby Lonsdale and Carnforth.

What3Words ///confused.manliness.shepherdess

Accommodation (with approximate dimensions)

Ground Floor

Bedroom Two 12' 11" x 11' 5" (3.94m x 3.48m)

Garage 21' 2" x 13' (6.45m x 3.96m)

First Floor

Bedroom One 13' 6" x 12' 5" (4.11m x 3.78m)

Bedroom Three 11' 2" x 10' 1" (3.4m x 3.07m)

Open Plan Kitchen/Living/Dining Room 35' 9" x 13' 7" (10.9m x 4.14m)

Office 7' 9" x 5' 11" (2.36m x 1.8m)

Property Information

Parking Paved driveway to the front offering off road parking.

Garage Large garage with up and over door, light and power provides additional storage and parking.

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness - Band TBC

Tenure Freehold. Vacant possession upon completion. N.B. A service will be payable to cover the cost of the communal areas. Please ask for further details.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



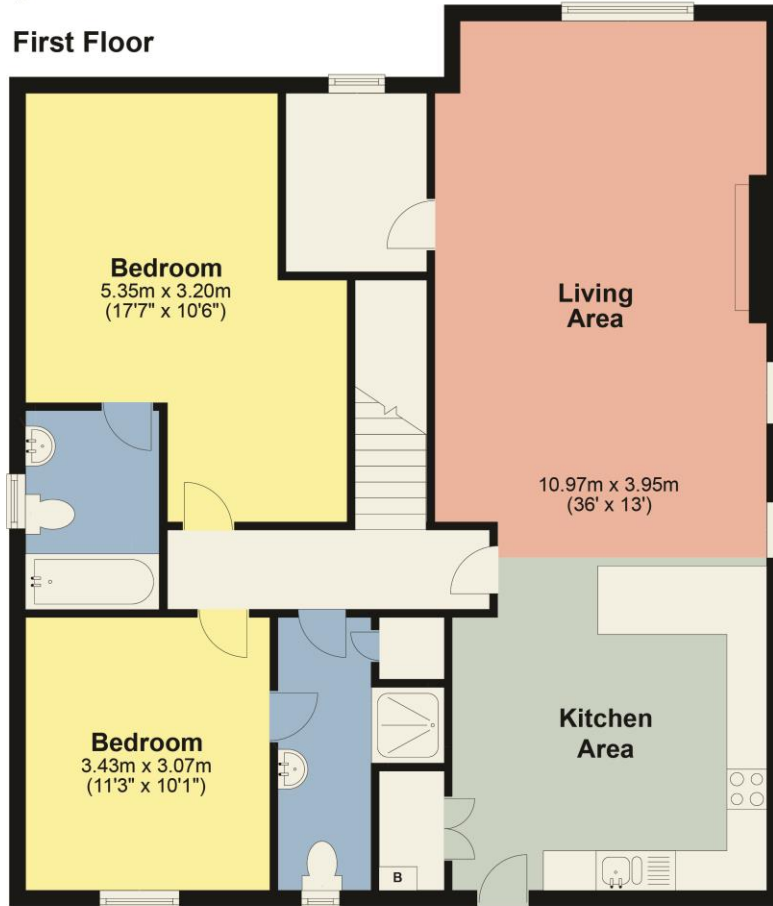
Bedroom Three



Family Shower Room



First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.
REF: KL3465

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